

City Airport Development Programme (CADP1)

Condition 38: Plant Screening



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1.0 Introduction

1.1 The City Airport Development Programme (CADP1) planning application (13/01228/FUL) was granted planning permission by the Secretaries of State for Communities and Local Government and Transport in July 2016 following an appeal and public inquiry which was held in March/April 2016.

1.2 Following grant of planning permission, a number of non-material amendments relevant to Condition 38 (Details of Screening of Plant) have been approved by the London Borough of Newham (LBN). These include amendments to the appearance of the western and southern elevations of the Western Terminal Extension (WTE) (16/03797/NONMAT), minor amendments to the Terminal Buildings and associated Western Service Yard, East Pier, Forecourt and Decked Car Park (17/02865/NONMAT) and minor amendments to the terminal buildings and east pier (18/02611/NONMAT).

1.3 This document has been prepared to discharge Condition 38 of CADP1 permission. The above approvals have been incorporated into the details provided to satisfy Condition 38 which states that:

'Prior to the relevant Phase Commencing a plant screening strategy shall be submitted to and approved in writing by the Local Planning Authority.

a. No part of a relevant Phase shall be brought into use until the plant screening strategy for that Phase as approved has been implemented.

b. The approved plant screening strategy for that Phase shall be retained thereafter.

Reason: *To ensure a satisfactory form of external appearance and in the interest of the amenity of neighbouring properties and the area.*

1.4 Details pursuant to Condition 38 were previously approved in 2017 when it was proposed to build CADP1 in two phases (ref. 17/00527/AOD) and subsequently when LBN approved a switch to a single phase build in July 2018 (ref.18/0576/AOD).

1.5 This submission seeks approval of revised details of screening of plant to reflect some minor changes to the proposals to reflect the recently approved design changes to the elevations of the terminal buildings and new east pier (18/0576/AOD). The minor revisions include:

a) an extended mesh screen on east elevation of ETE to cover additional plant requirements; and

a) Additional plant provision on the roof of the ETE (gold landside building) which will be screened by an extended louvre screen.

1.6 At the request of LBN Officers, new text added to the previously approved details (18/0576/AOD) has been distinguished in blue text in this document.

2.0 Details of Screening of Plant

- 2.1 The drawings referred to below provide an overview of the primary view points from which plant may be seen and the screening measures proposed to mitigate this.
- 2.2 The drawings include an illustration of the proposed screening material and system, sections or elevations that illustrate the context of the screen, and plan layouts that illustrate the location of the screen and of the relevant elevations or sections. Visualisations are also shown.
- 2.3 The details of screening of plant provided are split across three separate buildings as summarised below. Details of PV are subject to approval separately under Condition 64.
 1. **Western Terminal Extension (WTE)** – see [Plan A400-PAW-A-14-XXX-XX-DR-DE-948-001-C-S3 at Appendix 1](#) which provides details of the Plant Screening Strategy for the WTE. The plant on the WTE roofs will be screened from view from the surrounding area by a continuation of the main façade’s full-height silver expanded metal louvre screen with solid (black-grey RAL 7021) aluminium cladding to the rear. [An extended area of louvres exists at L20 \(second level\) of the WTE/MTB that covers a relocated goods/staff lift shaft.](#)
 2. **Main Terminal Building (MTB) & Eastern Terminal Extension (ETE)** – see [Plan A400-PAW-A-14-XXX-XX-DR-DE-948-003-D-S3 and 005-B-S3 at Appendix 1](#) which provide details of the Plant Screening Strategy for the MTB/ETE. The plant on the MTB and ETE roofs will be screened from view from the surrounding area by a continuation of the main façade’s full-height silver expanded metal mesh screen with solid (black-grey RAL 7021) aluminium cladding to the rear. [All plant shall be below the level of the mesh parapets. The mesh at R30 \(roof level\) of the ETE has been extended to cover an additional area of plant north of the current southern ETE plant zone.](#)
[New plant areas have been added to the roof of the ETE’s Landside Building \(gold clad building facing landside\) due to further detailed design. When travelling on the DLR east of the London City Airport Station \(between LCY and Woolwich Arsenal\) there may be some intermittent glimpses of plant extending over the gold parapet. To avoid any intermittent glimpses of the plant from the DLR, an extended louvre screen is proposed around the plant.](#)
 3. **New East Pier (NEP)** – see [Plan A400-PAW-A-14-XXX-XX-DR-DE-948-004-B-S3 at Appendix 1](#) which provides details of the Plant Screening Strategy for the NEP. The plant on the NEP second level will be screened from view from the surrounding area by a full-height expanded metal louvre screen matching that applied to the rest of the Terminal facades. The plant on the NEP (landside-facing) roof will be screened from view from the surrounding area by a continuation of the main façade’s full-height silver expanded metal louvre screen with solid (black-grey RAL 7021) aluminium cladding to the rear. The plant on the NEP (airside-facing) second level will be screened from view from the surrounding area by a continuation of the main façade’s full-height silver expanded metal louvre screen. There will be no black-grey solid aluminium panelling behind this outer louvres as the openings in the louvres are required for the intake of air to the plant, thus allowing partial transparency.

4. Schedule of Plans for Approval

The following schedule identifies the plans for approval to satisfy Condition 38:

Drawing Number	Drawing Name	Status
Western Terminal Extension (WTE) Plant Screening	A400-PAW-A-14-XXX-XX-DR-DE-948-001-C-S3	For Approval
Main Terminal Building (MTB) & Eastern Terminal Extension (ETE) Plant Screening – Sheet 1	A400-PAW-A-14-XXX-XX-DR-DE-948-003-D-S3	For Approval
Main Terminal Building (MTB) & Eastern Terminal Extension (ETE) Plant Screening – Sheet 2	A400-PAW-A-14-XXX-XX-DR-DE-948-005-B-S3	For Approval
New East Pier (NEP) Plant Screening	A400-PAW-A-14-XXX-XX-DR-DE-948-004-B-S3	For Approval

Figure 3.0.1: Schedule of submitted deliverables.

Appendix 1: Details for Approval

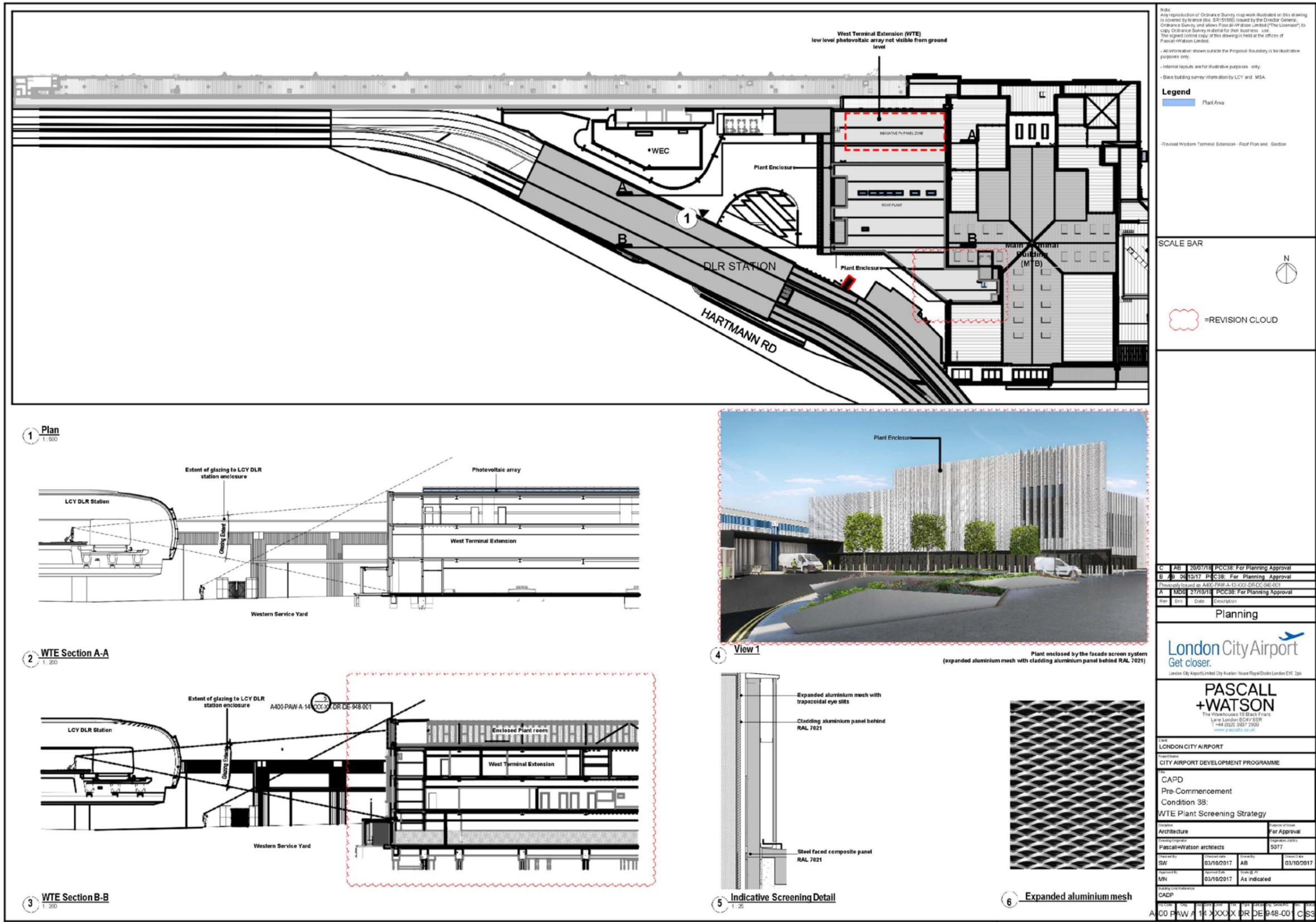


Figure 4.0.1: Western Terminal Extension Plant Screening Strategy for approval.

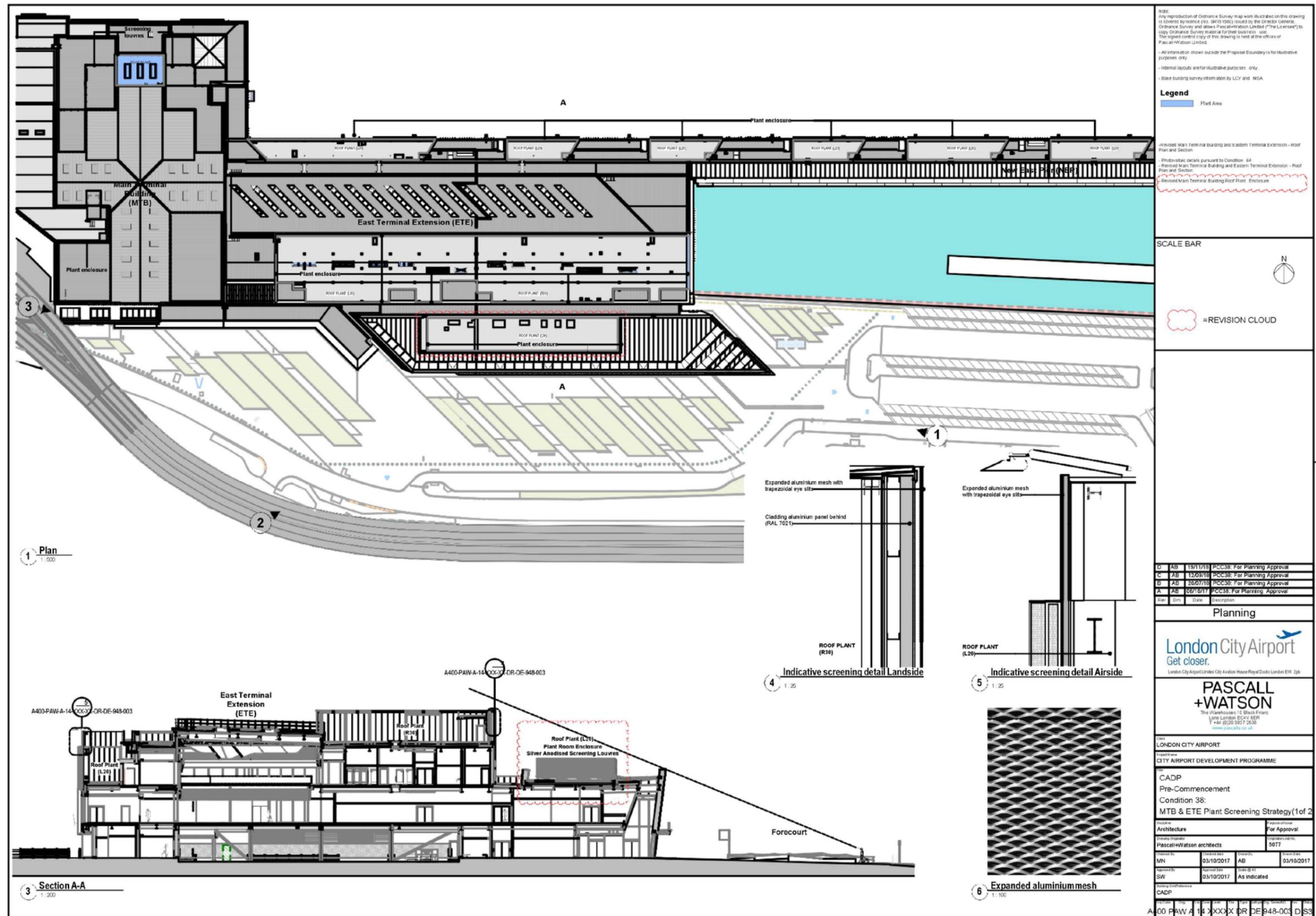
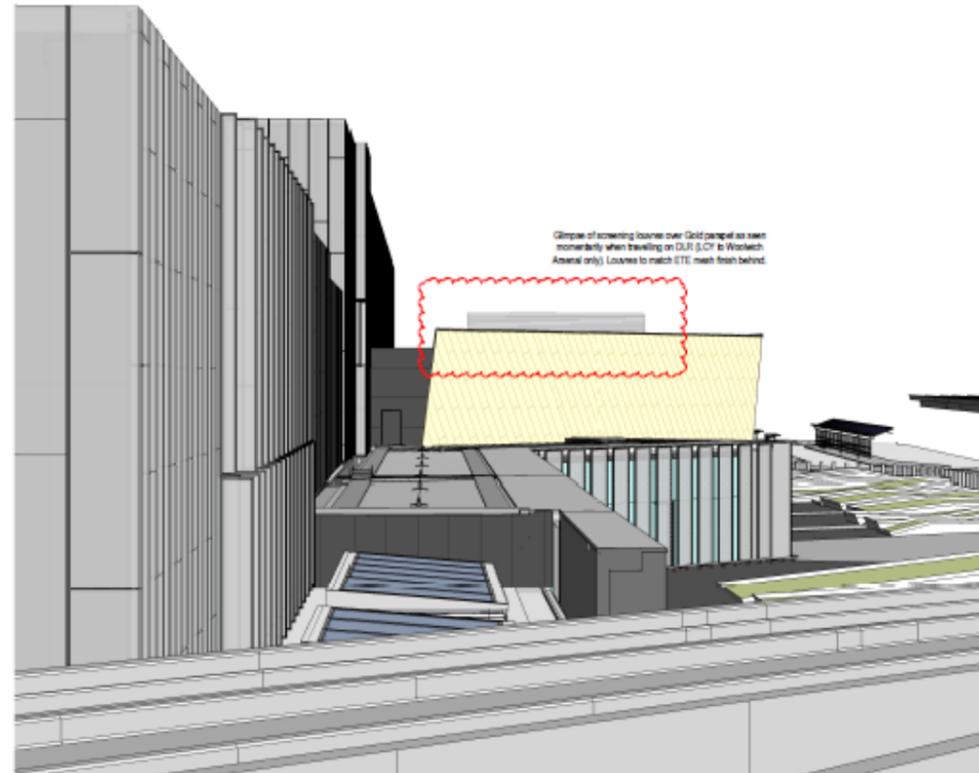


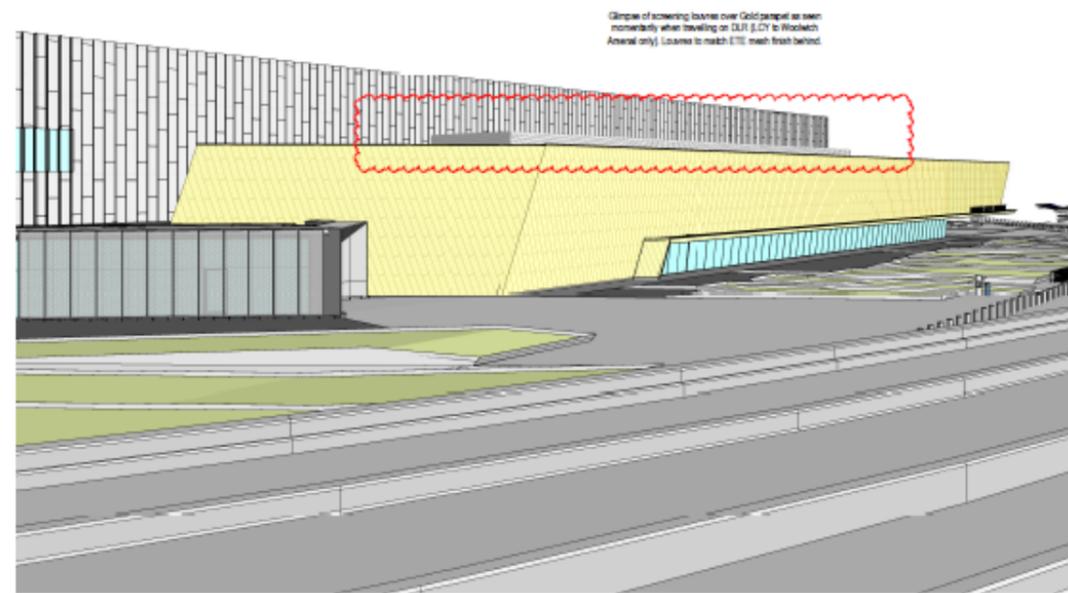
Figure 4.0.2: MTB & Eastern Terminal Extension Plant Screening Strategy (Sheet 1) for approval.



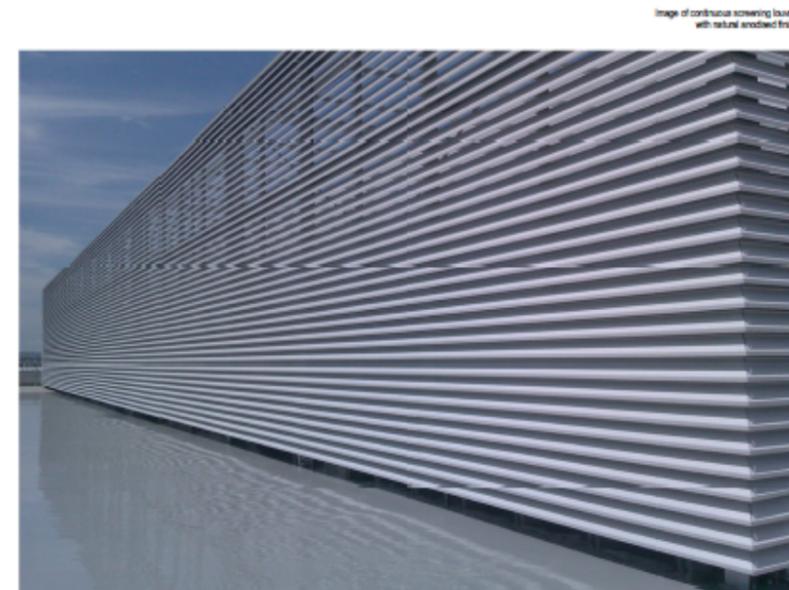
1 Perspective from Forecourt



3 Perspective from DLR



2 Perspective from railway track



4 Louvres Plant Screening

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- Internal layouts are for illustrative purposes only.
- Base building survey information by LCY and MSA.

REVISION NOTES
Revised Main Terminal Building Roof Plant Enclosure

SCALE BAR



REVISION CLOUD

Rev	Disc	Date	Description
B	AB	19/11/18	PCC38: For Planning Approval
A	AB	12/09/18	PCC38: For Planning Approval

Planning



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Client: LONDON CITY AIRPORT
Project Name: CITY AIRPORT DEVELOPMENT PROGRAMME

By: CADP
Pre-Commencement
Condition 36:
MTB & ETE Plant Screening Strategy(2of2)

Discipline: Architecture
Drawing Number: PASCALL+WATSON architects
Revision Number: 5077

Drawn by:	Checked by:	Drawn by:	Drawn Date:
MN	12/09/2018	AB	12/09/2018
Approved by:	Approved Date:	Scale:	Scale Date:
MN	12/09/2018	1 : 100	

Drawing Set Name: CADP

Project No.	City	Site Code	Level	Rev	Scale	Discipline	Sheet No.	Sheet Total
A400	PAWA	14	XXXX	DR	DE	B48-005	B	53

Figure 4.0.3: MTB & Eastern Terminal Extension Plant Screening Strategy (Sheet 2) for approval.

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 Internal layouts are for illustrative purposes only.
 Base building survey information by LCY and MSA.

Legend
 Plant Area

REVISION NOTES
 Revised Eastern Terminal Extension - Roof Plan
 Photometric details pursuant to Condition 04
 Revised to reflect updated East Pier facade (airside)

SCALE BAR

 =REVISION CLOUD

Rev	Dim	Date	Description
B	AB	20/07/18	PCC38: For Planning Approval
A	AB	06/10/17	PCC38: For Planning Approval

Planning

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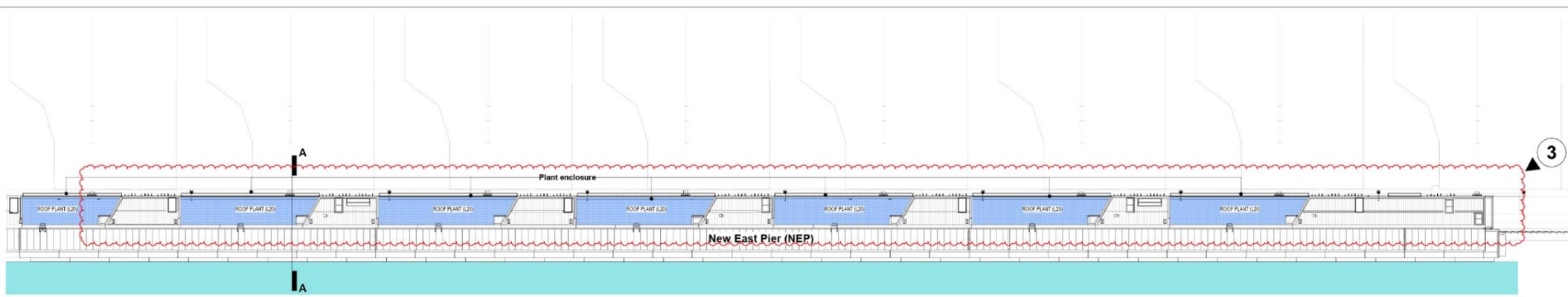
Client: LONDON CITY AIRPORT
 Project Name: CITY AIRPORT DEVELOPMENT PROGRAMME

Title: CADP Pre-Commencement Condition 38: NEP Plant Screening Strategy

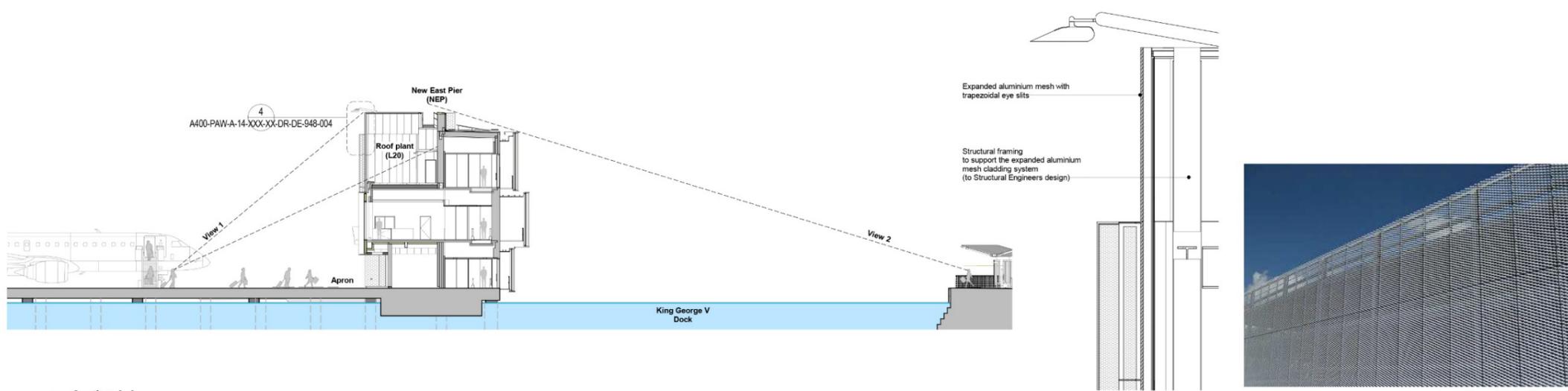
Discipline: Architecture Purpose of Issue: For Approval
 Drawing Originator: Pascal+Watson architects Originators Job No.: 5077

Checked By: SW	Checked date: 03/10/2017	Drawn By: AB	Drawn Date: 03/10/2017
Approved By: MN	Approval Date: 03/10/2017	Scale: @ A1	As indicated

Building Grid Reference: CADP
 Title Code: DRG Date Level File Type (Battling/ing) Date/Sheet No. Rev. Status
 A400PAWA14XXXXDRDE948-004 B IS3



1 Plan
 1:500



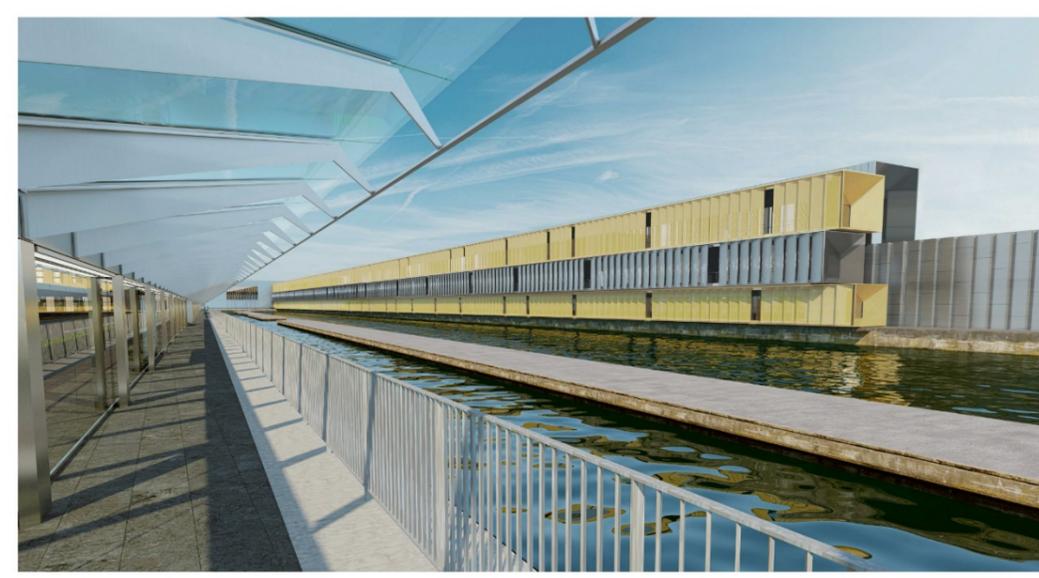
2 Section A-A
 1:200

4 Indicative screening detail Airside
 1:25

5 Expanded aluminium mesh
 Image of expanded aluminium mesh with trapezoidal eye slits cladding system showing top section of the facade without any backing panel



3 NEP view 1 (Airside)



6 NEP view 2 (Landside)

Figure 4.0.4: New Eastern Pier Plant Screening Strategy for approval.